



THE District
@ NORTH PARK VILLAGE

A lifestyle focused, mixed-use development

Master Plan

Auburn Ave.

Auburn Ave.

N. 10th Street



Clubhouse

POOL

3 Story Apt Building

3 Story Apt Building

3 Story Apt Building

3 Story Apt Building

3 Story Apt Building

3 Story Apt Building

Building B
2-story

Building C
5-story

Building C
5-story

Building A

TACO
PALENQUE

STARBUCKS

Lot 4
Available

Bldg D

THE GREEN
common
space

Building E

Cheddar's

PROPOSED MONUMENT SIGN

Development Overview



Area Map



C: 956.227.0283
C: 956.227.0505

E: Esmie@aurielinvestments.com
E: Dan@aurielinvestments.com



Phase 1

Phase 1 will consist of dividing approximately 6.5 Acres into 5 Prime commercial lots with potential for 3 Quick Service Restaurants, 1 Strip Center owned by the developer and one additional full-service restaurant.

Phase 1 - Building A

(Hard Corner of N. 10th St & Auburn Ave)



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Phase 2



Phase 2 will include the development of 12 Acres into a variety of buildings dedicated to Restaurant, Retail and Class-A office spaces. As well as a unique Restaurant-Focused Lease with an adjoining brewhaus and beer garden. Phase 2 will also contain a vast green area that can be used for community events, market-days and more.

Phase 2 - Design & Community Idea

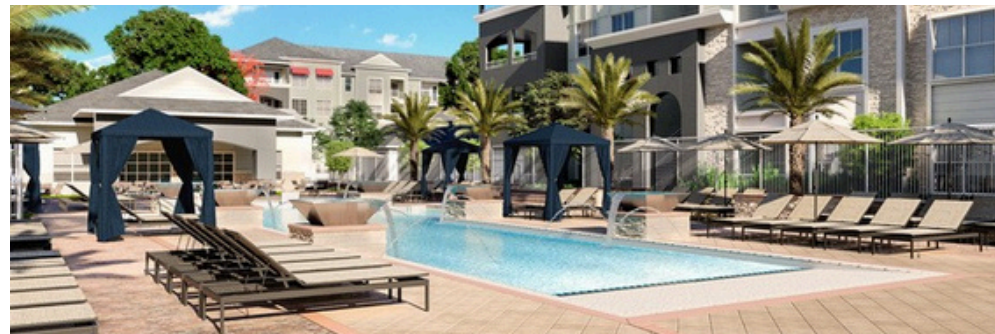


Phase 3



Phase 3 will consist of developing a High-End 3-Story Apartment Community, preliminarily named the Emry at the District, with luxury amenities and high quality construction. This community will contain 7 buildings housing more than 200 Units.

Phase 3 - Design Schematic



Phase 4



Phase 4 will include a 40-Lot upscale townhome community that will be architecturally controlled and limited to only a handful of floorplans for a cohesive and consistent look throughout the community.

Phase 4 - Design Schematic



Location Statistics

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	8,109	87,420	217,486
Avg. HH Income	\$103,197	\$84,379	\$66,581

AVG. HH INCOME
1 MILE



\$103,000



LOCATION HIGHLIGHTS

- + NW Corner of 10th and Trenton Road, in the higher income area of McAllen and in a retail dense retail sector.
- + 10th Street and Trenton are both major thoroughfares which will link to expressways/ highway.
- + Retailers in the area include: Sam's Club, HEB, Home Depot, Best Buy, Kohl's, Marshalls, Hobby Lobby.
- + Restaurants include: Red Lobster, Wallbangers, Chipotle, Chick-fil-a, McDonald's, Bar B Cutie, Olive Garden, and many more.
- + High daytime population with over 20,000 jobs in a 2-mile radius, approximately 40% being higher income medically related jobs.
- + High income residences within 1 mile radius.

POPULATION
5 MILES

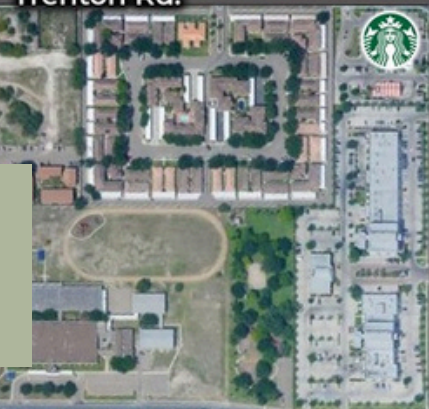


217,486

Existing Development
(North Park Village)



N. 10th Street



Site Map